

Notice having been posted, and proof of publication of notice in the *Times Herald Record* having been furnished, a Public Hearing held before the Town Board of the Town of Tuxedo on Monday, September 8, 2008, at the Town Hall, One Temple Drive, Tuxedo, New York, was called to order by Supervisor Peter M. Dolan at 8:45 p.m.

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| Town Board Members Present: | Mr. Peter M. Dolan | Supervisor |
| | Mr. Daniel Castricone | Councilperson |
| | Mr. Thomas Darling | Councilperson |
| | Mr. Gary Phelps | Councilperson |
| | Ms. Lisa Spivak | Councilperson |

Town Board Members Absent: None

Other Town Officials Present: Donald G. Nichol, Esq., Town Counsel; Mr. Daniel J. Carlin, Police Chief; Mr. Patrick Welsh, Police Sergeant; Mr. Joseph P. Tripoli, Sr., Highway Superintendent; Mr. David Maikisch, Building Inspector; Mrs. Susan Goodfellow, Planning Board Member; Mr. Francis Peverly, Zoning Board of Appeals Chairman; Messrs. Darrin Maynard and Andrew Rogers, Zoning Board of Appeals Members; Ms. Bonnie Franson, Town Planner; and Mrs. Elaine M. Laurent, Town Clerk.

The meeting was opened by a pledge of allegiance to the flag.

The purpose of the Public Hearing was to hear comments regarding the Draft Comprehensive Plan Update, a copy of which is available at the Town Clerk's office at Town Hall, on the Town's website at www.tuxedogov.org, or at the Tuxedo library.

Councilperson Castricone read aloud a statement, a copy of which is attached to these minutes.

Supervisor Dolan requested any comments.

The following persons read from prepared statements, copies of which are attached to these minutes:

- Susan Scher
- Patty Wooster
- Mary Yrizarry
- John Kwasnicki

Mr. Mike Oslacky, whose property on River Road is nearby SOS Fuels, expressed concerns that the buffer between East Village Road and SOS seems to have vanished recently. He asked that the Board assure that the Comprehensive Plan preserve the buffer. Ms. Franson advised that much of the land in that area is in a flood plain and is environmentally constrained as regards commercial use because of wetlands. Councilperson Castricone advised that no changes are contemplated that would increase commercial use there.

Mr. Bill Clark of Grove Road voiced dissatisfaction with the Town's placement of fill in wetlands at the Powerhouse. Councilperson Phelps advised that the Town had dispersed topsoil in the floodway, but that was redistributed so as not to interfere with the floodway. The NYS Department of Environmental Conservation inspected the entire Powerhouse site and approved the conditions.

Mr. Andrew Berish, President of the Tuxedo Silver Dollars senior citizen group, congratulated the Town on a very comprehensive plan. He noted, however, that he saw no provisions for a senior facility and asked that that be addressed.

Mr. Jake Lindsay of Tuxedo Park remarked that he observed that the draft plan update recommends the designation of the road linking the proposed Tuxedo Reserve development to South Gate Road from "emergency" to "full" access. He pointed out that this would be in direct contravention of an agreement among the developer, the Tuxedo Club and the Village of Tuxedo Park which expressly commits the road to emergency-access-only status. He maintained that reference to this and another agreement between the Village and the developer be included in the Town's comprehensive plan.

**PUBLIC HEARING
DRAFT
COMPREHENSIVE
PLAN UPDATE**

Mrs. Dale Mottola, President of the Tuxedo Chamber of Commerce, stated that transportation desperately needs to be focused upon. Tuxedo has been ignored under the Orange County-funded bus program, although the Town could make considerable use of busing (e.g., for residents of Tuxedo Place, for seniors and youngsters and for the ski center and Renaissance Faire). She recommended that inception of the jitney service proposed for Tuxedo Reserve be accelerated to begin earlier in the project. Mrs. Mottola next commented on the commercial viability of the Town, suggesting that the Comprehensive Plan include a map of commercially-zoned land, whether vacant or occupied, which she believes would be very helpful for existing and proposed uses. With respect to parking in downtown Tuxedo, Mrs. Mottola suggested that 10 to 15 spaces currently utilized as resident parking at the train station be designated as parking for shoppers. Regarding housing, she stated the need for more emphasis on housing that is affordable to seniors and young families. Lastly, Mrs. Mottola expressed her appreciation that the draft plan update contains a statement of commitment to working with business owners.

Supervisor Dolan requested any further comments. There were none.

It was the consensus of the Town Board that the public hearing remain open.

RESOLVED, motion made by Supervisor Dolan, seconded by Councilperson Spivak, that the Public Hearing on the Draft Comprehensive Plan update remain open and be continued on a date to be announced.

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| Adopted: | Councilperson Daniel Castricone | Aye |
| | Councilperson Thomas Darling | Aye |
| | Councilperson Gary Phelps | Aye |
| | Councilperson Lisa Spivak | Aye |
| | Supervisor Peter M. Dolan | Aye |

The Public Hearing was recessed at 10:00 p.m. and will be continued on a date to be announced.

Respectfully submitted,

Elaine M. Laurent
Town Clerk